



WESTLAKE BOARD OF BUILDING AND ZONING APPEALS HEARING
TUESDAY, JUNE 28, 2022 – 7:30 P.M.
WESTLAKE CITY HALL COUNCIL CHAMBERS

Applicant or agent must be present and prepared to present plans to the Board of Building and Zoning Appeals. Items on the agenda can be viewed at: <http://docs.cityofwestlake.org/default.aspx> and then select the search type of “BZA – Web Access.” Under “Meeting Date” type: 06/28/2022

I. ROLL CALL
II. SELECTED CORRESPONDENCE
III. DOCKETS

Docket: Elias Karsheh 2022-11 – ***Tabled 4/26/22 & 5/31/22***

1464 Fitzroy, PP#21321042, Ward 1

Requesting to install a 325 sf pavilion and a pool house 7’ off the side property line. §1211.04(O): outdoor structures shall be located in the rear yard and on lots under 20,000 sf the total maximum unenclosed structure is 200 sf; a ***125 sf variance*** and §1211.04(g)(4): on lots under 20,000 sf the minimum setback from the side line shall be 10’ a ***3’ side yard setback variance***.

Docket: Mark and Katharine DeLorean 2022-12 – ***Tabled 4/26/22 & 5/31/22 - WITHDRAWN***

22985 Detroit Rd., PP21425009, Ward 1

Requesting to construct a 389 sf garage addition 15’ off the east side property line, resulting in a total of 1,667 sf of garage area. §1211.33(a): an estate lot shall have a 25’ minimum side yard setback and 50’ sum total of side yards, garage area shall not exceed 1,400 sf; a ***10’ side yard setback variance*** and a ***267 sf area variance***. The existing dwelling is 27’ 10” off the west property line so the sum total of the side yards will be 42’ 10”; a ***7’ 2” variance for the sum total of side yards***.

Docket: Arthur Dartt 2022-22

24279 Stonehedge, PP#21414055, Ward 1

Requesting to install a generator 5’ off the side property line. §1211.20(e): central air conditioner, heat pump, etc. may be located in the side yard of a lot providing such units shall be no closer than 10’ from the side lot line; a ***5’ side yard setback variance***.

Docket: Donna Fritz 2022-23

2576 Columbia Rd., PP#21525027, Ward 2

Requesting to construct a 7’ high fence. §1211.04(b)(3): fences may be permitted along the side or rear lot lines to a height of not more than 6’ above the average finished grade; a ***1’ height variance***.

Docket: Brent Lewanski 2022-24

30993 Bellerive Court, PP#21606062, Ward 6

Requesting to install pool equipment in the side yard of the property. §1211.04(g)(2)(B) the pool and all mechanical equipment used in conjunction therewith is to be located in the rear yard; a ***location variance for the pool equipment to be located in the side yard***.

IV. MISCELLANEOUS
V. APPROVAL OF MINUTES – May 31, 2022